

Park Farm House, Waterperry Common, Oxfordshire



A handsome Grade II listed Georgian farmhouse set in 3.48 acres, conveniently located for Oxford schools and 36 minutes to London by train.

Summary of accommodation

Main House

Ground Floor Reception hall | Kitchen | Study | Drawing room | Dining room | WC | Cellar

First Floor Principal bedroom with en suite bathroom | Three further bedrooms | Family bathroom

Outside

A traditional yard with two period barns incorporating storage, workshop, and stabling.

Gardens and grounds Formal Gardens | Four paddocks

In approx. 3.48 acres


4


2


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2







The Property

Park Farm House is a picturesque and elegant Georgian farmhouse set in approximately three acres of garden and paddocks. Dating back to the 18th Century, the house is Grade II listed. Behind the classic façade, the accommodation is versatile and spread over two floors. The well-proportioned rooms include two principal reception rooms that benefit from high ceilings, open fireplaces, and views over the surrounding gardens and paddock land.

Adjacent to the house is a traditional former farmyard with two barns incorporating garaging, stabling and stores. The building comprises some 2,271 sq ft and could be suitable for conversion subject to the necessary planning consents.

Property information

Local Authority: South Oxfordshire District Council

What3Words: afflicted.test.reapply

Tenure: Freehold

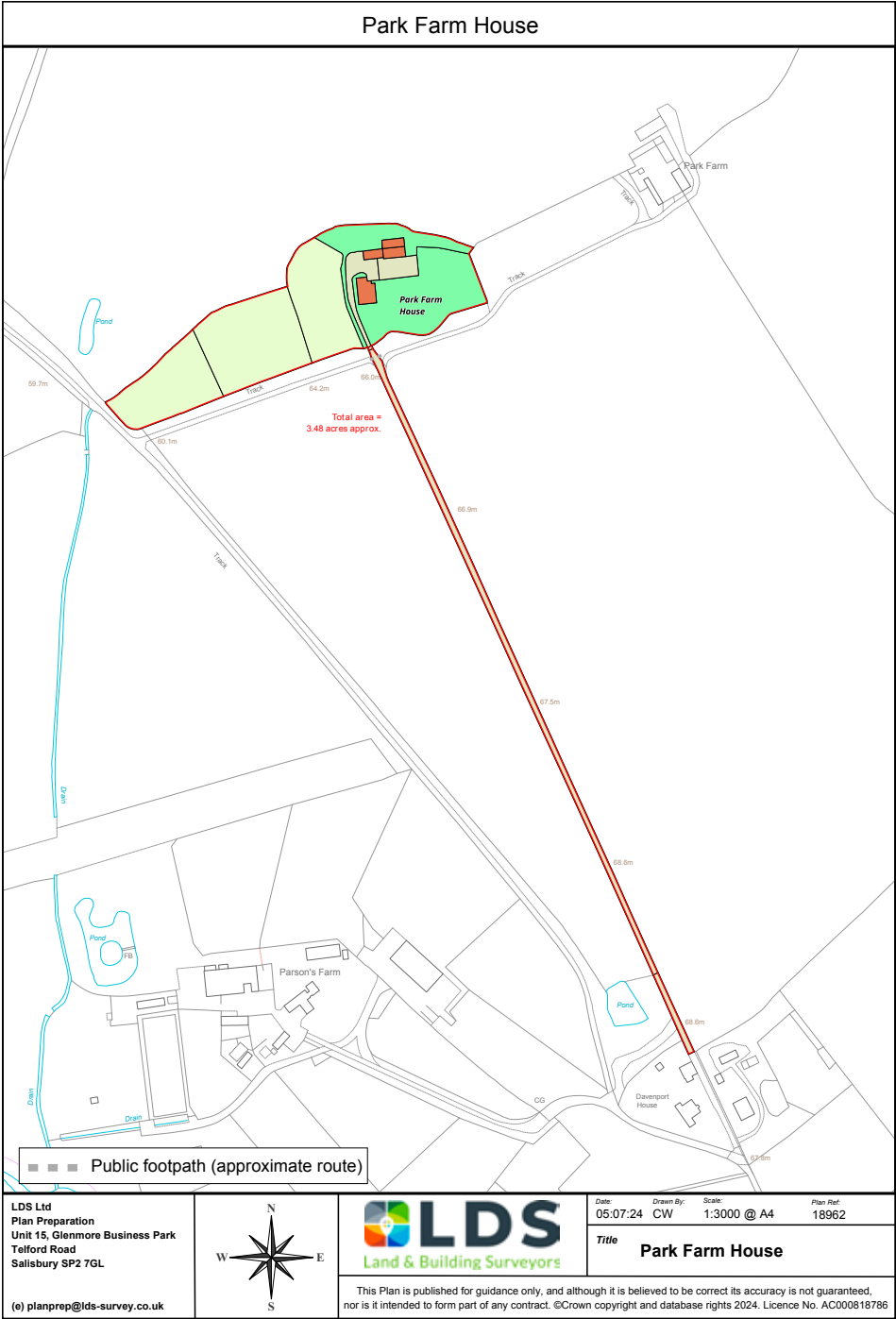
Services: Shared water supply to mains / Electricity / Oil fired central heating / Private drainage.

Council Tax: Band G

EPC: F

Viewings

By appointment through sole selling agent Knight Frank.



Distances

Oxford 12.9 miles, M40 (J8) 4.9 miles, Haddenham & Thame Parkway 9.7 miles
(London Marylebone from 36 minutes), Heathrow Airport 41.2 miles (All distances and times are approximate).

Situation

Waterperry Common and the charming village of Waterperry are famed for Waterperry Gardens, based at the 17th-century Waterperry House. Waterperry Farm Shop offers a variety of local produce; a wider range of amenities are available nearby in Wheatley, Oxford and Thame. The renowned Le Manoir aux Quat'Saisons is also close by.

Travel links from the property are excellent, with easy access to the M40 at either junction 8 or 8a, Haddenham & Thame Parkway within 10 miles (providing a fast rail service to London Marylebone from 36 minutes), and Heathrow Airport within 42 miles. There is also a Park & Ride service within 7 miles, where the Oxford Tube runs a 24-hour service into central London.

There are good sporting and leisure facilities within the surrounding area, including David Lloyd Health & Leisure Club, the Nuffield Health Club in North Oxford and golf at Horton cum Studley, Waterstock and Thame. The picturesque surrounding countryside provides inspiring scenery with footpaths and bridleways for walking and horse riding.

Schooling in the area is excellent, with many renowned Oxford schools close by, including the Dragon, St Edward's, Magdalen College, Headington School, and Oxford High School, to name a few. Ashfold School, a leading independent prep school, is a circa 20-minute drive from the property.

Cellar Area = 39 sq m / 421 sq ft
Ground Floor = 128 sq m / 1,373 sq ft
First Floor = 105 sq m / 1,132 sq ft
Barns = 211 sq m / 2,271 sq ft
Total Area = 272 sq m / 2,926 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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